



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

TECHNICAL STAFF REPORT

Planning Board Meeting of June 21, 2007
BEGINNING AT 7:00 P.M.

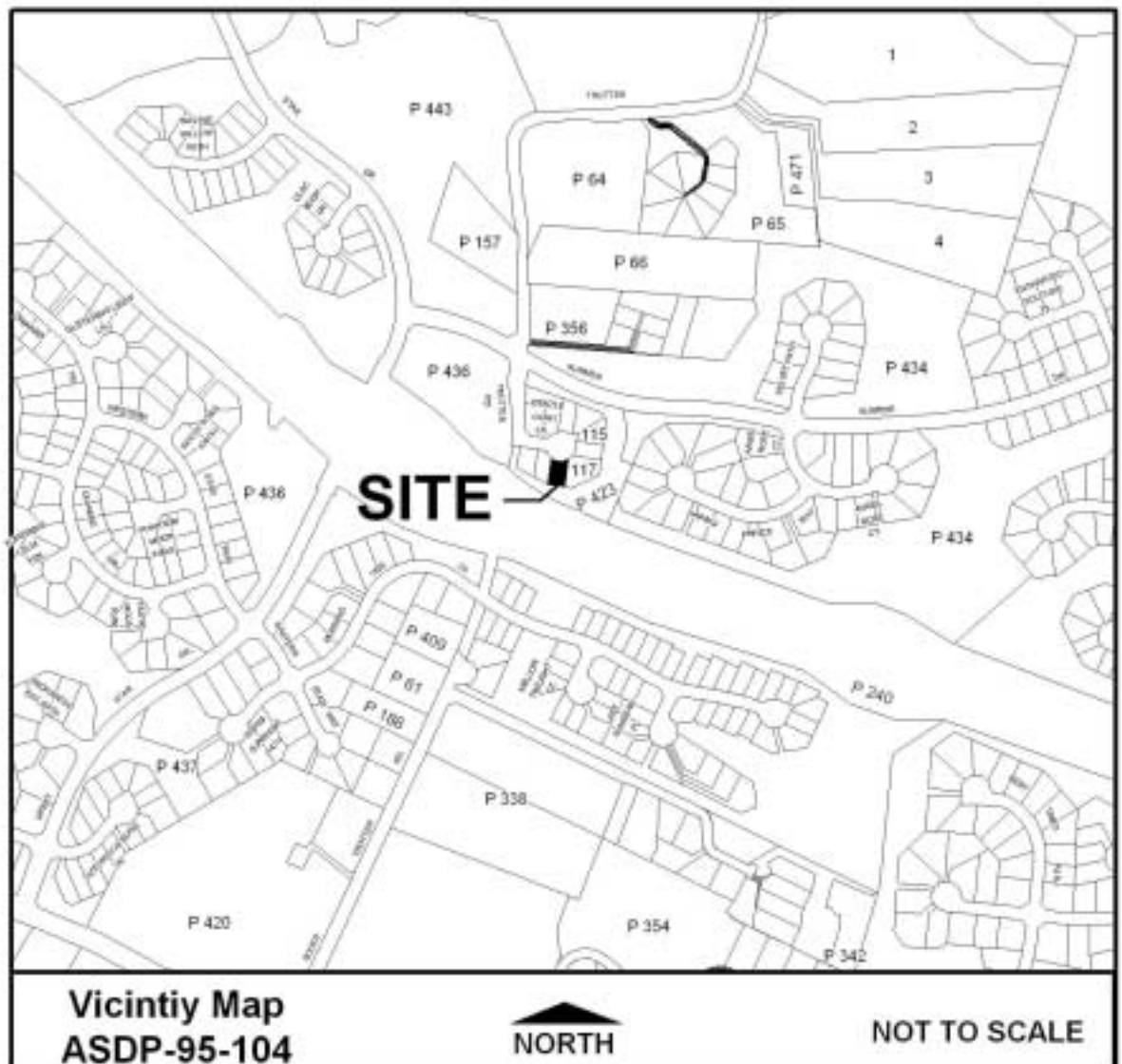
Case No./Petitioner: ASDP-95-104, Village of River Hill, Section 2, Area 3, Lot 118

Mr. and Mrs. Paul DeSousa, Applicants

Subject: ASDP 95-104

Request: For an adjustment to reduce the required 7.5' western side and rear setbacks to 2' for the construction of a 6' x 8' shed.

Location: The subject site is located at 6308 Gentle Light Lane, at the southern terminus of Gentle Light Lane, in the Village of River Hill, Section 2, Area 3, Lot 118, as shown on Tax Map 35, Grid 14.



SITE DESCRIPTION:

In accordance with Final Development Plan (FDP) Phase 209-A-3, Part III, the subject lot and the surrounding residential lots are zoned New Town, Single-Family Low Density.

The adjacent properties to the east and west (Lots 117 and 119, respectively) are developed with single-family detached dwellings. The average lot size for Lots 110 through 120 is 8059 square feet which is larger than the subject lot, which is approximately 7,223 square feet. To the rear or south of the subject property is a portion of Open Space Lot 107 which contains 1.907 acres. To the north lies the 50-foot wide right-of-way for Gentle Light Lane.

The subject lot is improved with a single-family detached dwelling. The lot coverage by structures is 26.14 percent. The proposed shed will increase the lot coverage to 26.8 percent, which is below the maximum coverage of 30 percent allowed by FDP 209-A-3, Part III.

ANALYSIS:

The Petitioners have proposed the construction of a 6' x 8' shed that will be located 2 feet from the side and rear structure setbacks that are required by FDP 209-A-3, Part III. The Planning Board must evaluate the acceptability of reducing the 7.5' side and rear setbacks to 2' for the proposed shed.

In accordance with Section 125.E.4.d. of the Zoning Regulations, the Planning Board must evaluate the proposed encroachment into the setbacks, based on the following criteria:

- 1. The adjustment will not alter the character of the neighborhood, will not impair the use or development of the adjacent property, and will not be detrimental to public welfare.**

The proposed shed will be located on the southwestern rear corner of the property and will be screened from the adjacent residential property. The shed is proposed at this location because the property gently slopes from the rear of the house to the rear property line. The shed is being proposed in the most level area of the rear yard. If the petitioner placed the shed elsewhere on the property, grading of the rear yard would be required. In addition, the existence of a public Drainage and Utility Easement along the eastern edge of the lot would preclude the placement of the shed near that property line.

The shed will be screened along the southern and western property lines by existing vegetation on the adjacent properties. The petitioner indicates that he intends to provide evergreen landscaping to screen the front of the shed.

The 5.5' setback reduction will not alter the character of the neighborhood or be detrimental to the adjacent properties. The shed will be situated on a remote portion of the lot, adjacent to the rear corner of Lot 119 and to wooded Open Space Lot 107. The shed will not be out of character with the community. It is designed to match the petitioner's home. The River Hill Architectural Committee approved the petitioner's plan for the shed, subject to the acquisition of a setback reduction from the County.

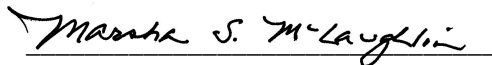
- 2. The adjustment is needed due to practical difficulties which arise from strict compliance with the FDP and/or result in a better design than would be allowed by strict compliance with the development criteria.**

Based on the existing topography, the flattest portion of the property is the location proposed for the shed. If the petitioner is required to locate the shed to another portion of the rear yard, grading of the property would be required.

This file is available for public review at the Department of Planning and Zoning's public service counter,
Monday through Friday, 8:00 a.m. to 5:00 p.m.

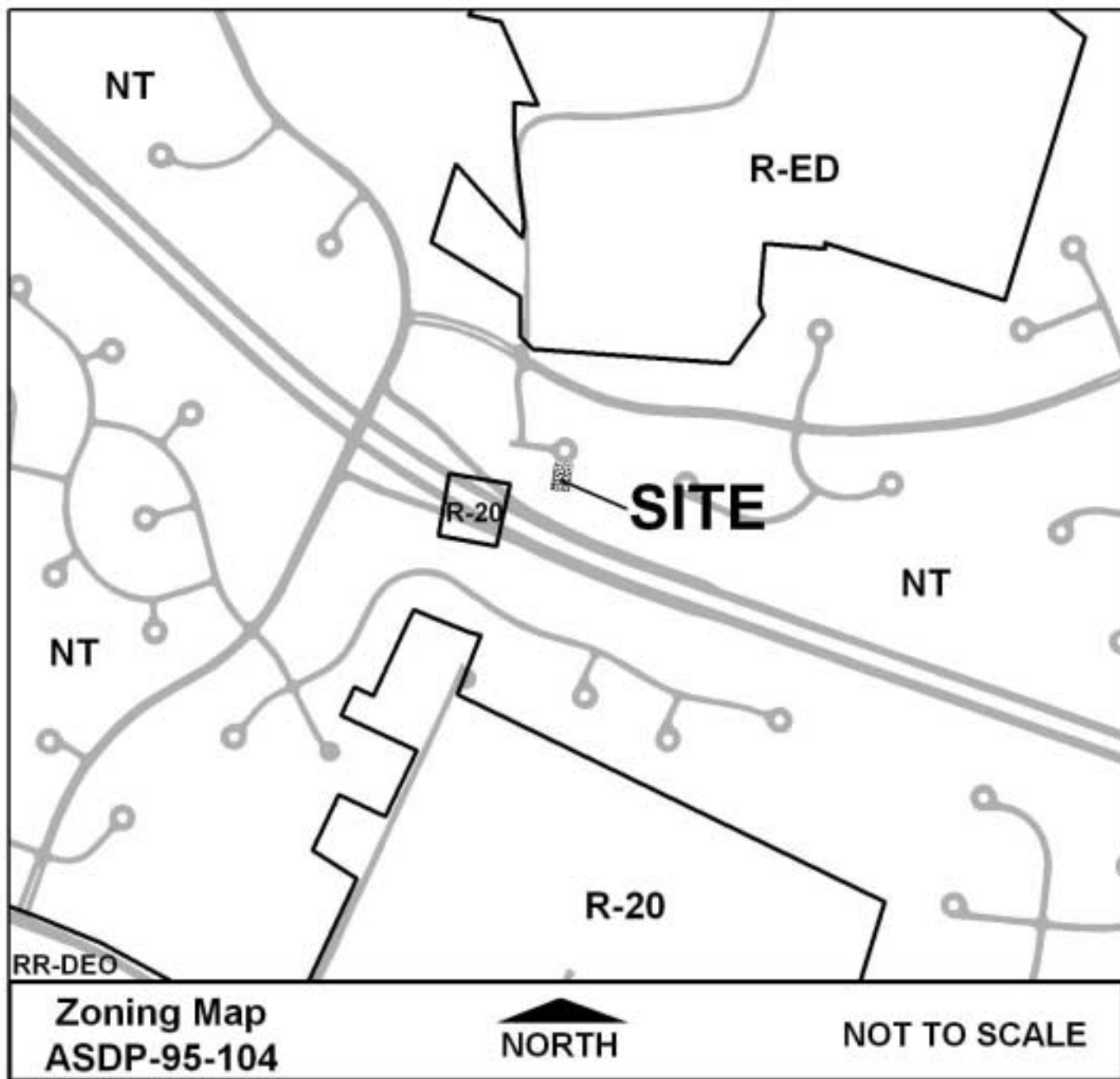
RECOMMENDATION:

Based upon the above findings, the Department of Planning and Zoning recommends that the Planning Board approve the Amended Site Development Plan and the reduction of the western side and rear setbacks to 2' for the construction of a 6' x 8' shed.


Marsha McLaughlin, Director
Department of Planning and Zoning

06/06/07
Date

:bsl





Topo Map
ASDP-95-104


NORTH

NOT TO SCALE